

22 Dunraven Street, Tonypanydy,  
Rhondda Cynon Taff CF40 1QG

**Guide Price £70,000\***

## FREEHOLD COMMERCIAL BUILDING WITH INVESTMENT INCOME



This freehold building is arranged as a ground floor commercial shop with a first floor storage facility. The property is positioned within Tonypanydy's main trading area with other large retail occupiers including Santander, Boots, Greggs, New Look, Iceland and Barclays. Tonypanydy benefits from an excellent range of amenities and shopping facilities, with its mainline train station (Arriva Trains Wales) and excellent road links that include the A470 and M4. The property was leased out on the 1st August 2012 and has been trading as Shoe Zone. The lease term was 10 years meaning 4 years are remaining with the current tenant. The current rent is £12,500 P.A. This property will be of interest to investors.

### ACCOMMODATION

Commercial shop on ground floor & premises on first floor used as storage facility. Approximately 149.37 Sq.M (1607.80 Sq.ft)

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Rhondda Cynon Taff Council: 01443 425002

Business Rateable Value: £12,000.00

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN